



CONSTRUCTION BULLETIN

PUBLISHED IN THE INTERESTS OF REAL ESTATE ANALYST SUBSCRIBERS BY

ROY WENZLICK & CO.

FEBRUARY 28
1950

Real Estate Economists, Appraisers and Counselors

Volume XIX

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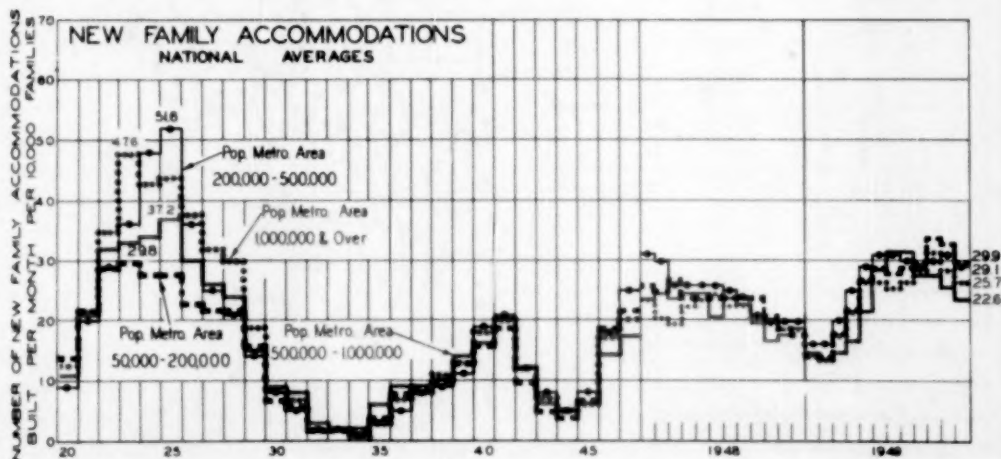
Number 8

RESIDENTIAL CONSTRUCTION CONTINUES TO INCREASE

DURING the year of 1949 there were 507,963 residential units started in 140 metropolitan areas of the United States. This is an increase of 20% over the number of residential units started in 1948. Not all metropolitan areas during 1949 increased their residential starts over 1948. The map on the following page shows that 83 metropolitan areas increased, whereas 57 decreased over their 1948 totals.

The largest increase occurred in the Greater New York Metropolitan Area, where 90,422 residential units were started, compared to 58,929 residential units started in 1948. This increase of 31,493 units is 53.4% above 1948. Public housing projects and FHA 608 projects were directly responsible for this large increase. Los Angeles had the largest drop in total number of residential units started with the 1949 total of 70,024 starts 8,939 units below total 1948 starts of 78,963 units. There are other areas where the percentage of change has been the same or greater, but these two metropolitan areas have experienced the greatest change in number of units.

During the past year the number of rental units, that is, dwellings of two families or more, comprised about 35% of the total urban construction. This is considerably higher than 1948, when rental units comprised 25.9% of the total urban construction. The total number of urban residential units in 1949 increased by 40% over the 1948 total.



Private residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. All Federally subsidized slum clearance and war housing projects have been excluded; however, buildings privately built and financed with government loans are included on the charts.

The blue italicized numerals on each chart give the number of private new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas.

The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the solid red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 65 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION 1949 COMPARED WITH 1948



NEW FAMILY ACCOMMODATION

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PER 10,000 FAMILIES

NZLICK & CO.

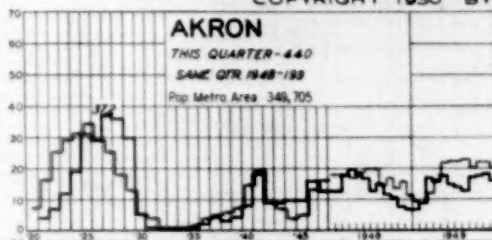
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

AKRON

THIS QUARTER - 44.0

SAME QTR 1948 - 19.9

Pop Metro Area 346,705

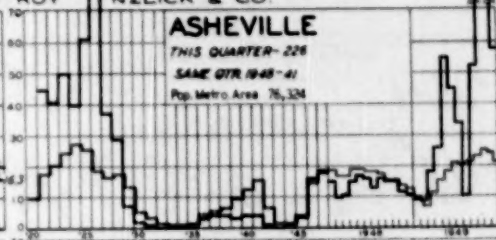


ASHEVILLE

THIS QUARTER - 22.6

SAME QTR 1948 - 4.1

Pop Metro Area 76,324

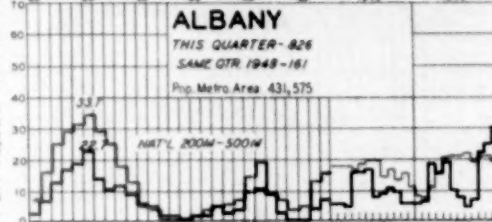


ALBANY

THIS QUARTER - 8.26

SAME QTR 1948 - 18.1

Pop Metro Area 431,575

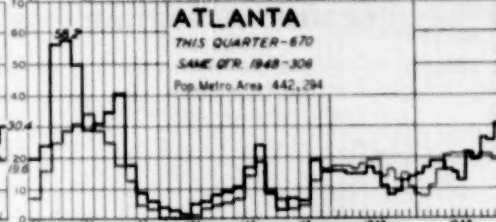


ATLANTA

THIS QUARTER - 6.70

SAME QTR 1948 - 30.6

Pop Metro Area 442,294

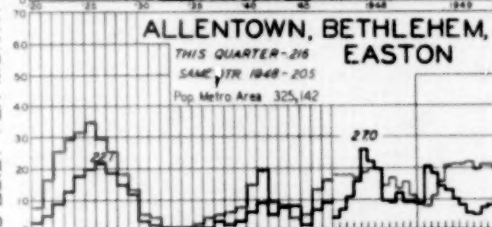


ALLENTOWN, BETHLEHEM, EASTON

THIS QUARTER - 21.6

SAME QTR 1948 - 20.5

Pop Metro Area 325,142

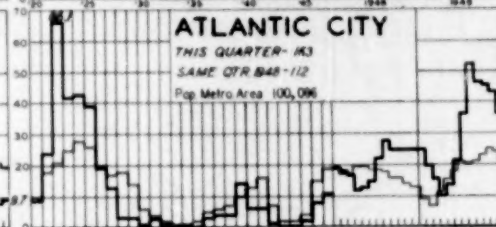


ATLANTIC CITY

THIS QUARTER - 16.3

SAME QTR 1948 - 11.2

Pop Metro Area 100,096

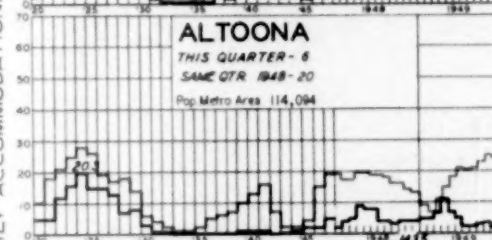


ALTOONA

THIS QUARTER - 8

SAME QTR 1948 - 20

Pop Metro Area 114,094

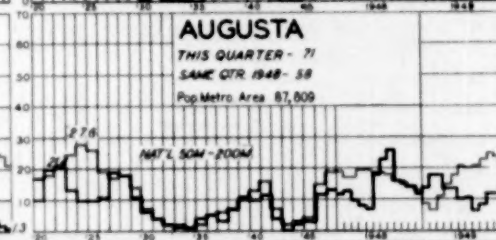


AUGUSTA

THIS QUARTER - 7.1

SAME QTR 1948 - 5.8

Pop Metro Area 87,809

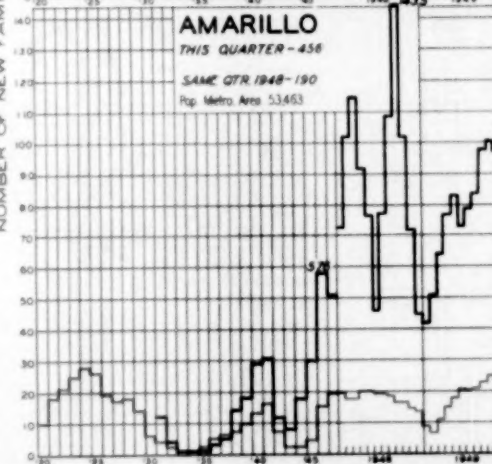


AMARILLO

THIS QUARTER - 45.6

SAME QTR 1948 - 19.0

Pop Metro Area 53,463

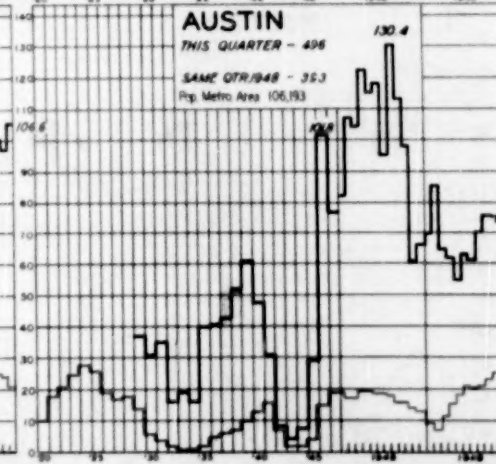


AUSTIN

THIS QUARTER - 49.6

SAME QTR 1948 - 35.3

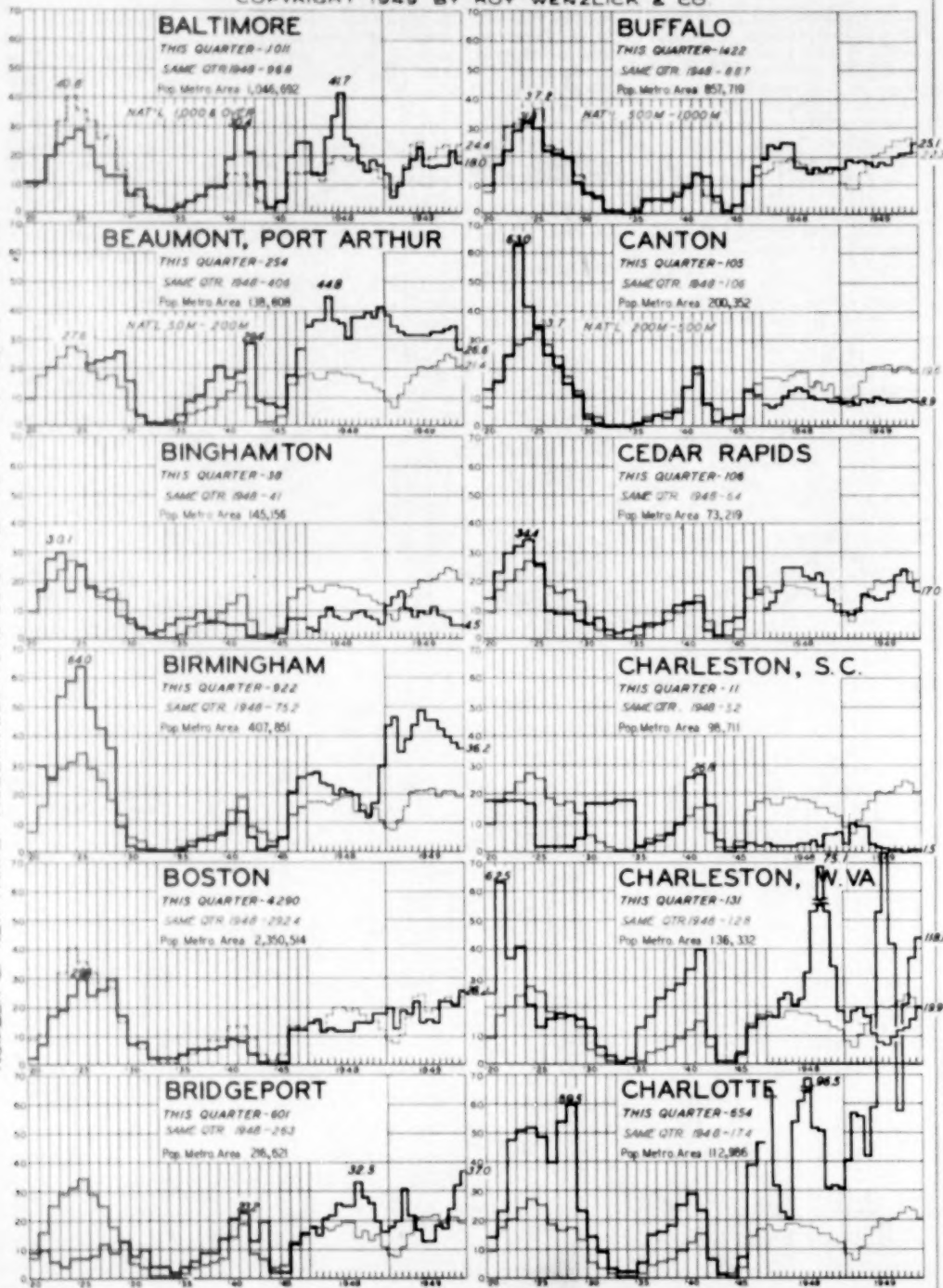
Pop Metro Area 106,193



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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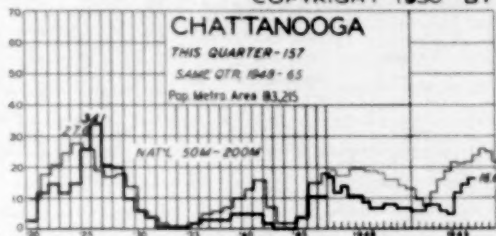
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

CHATTANOOGA

THIS QUARTER-157

SAME QTR 1948-65

Pop Metro Area 83,295

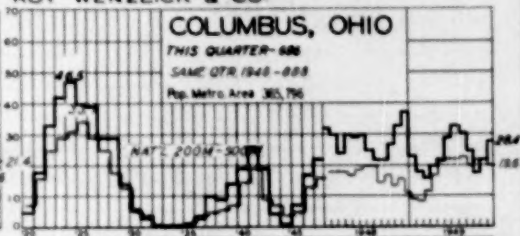


COLUMBUS, OHIO

THIS QUARTER-686

SAME QTR 1948-898

Pop Metro Area 365,796



CHICAGO

THIS QUARTER-5865

SAME QTR 1948-2982

Pop Metro Area 4,499,265

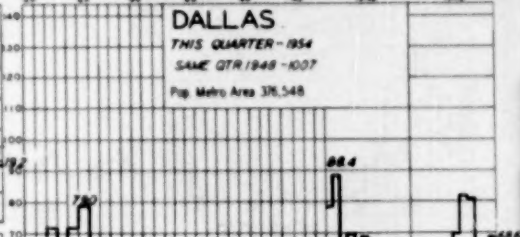


DALLAS

THIS QUARTER-1954

SAME QTR 1948-1007

Pop Metro Area 376,548

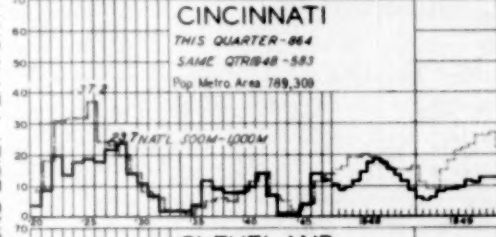


CINCINNATI

THIS QUARTER-864

SAME QTR 1948-583

Pop Metro Area 789,308

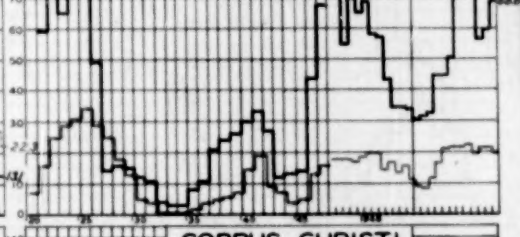


DALLAS

THIS QUARTER-1954

SAME QTR 1948-1007

Pop Metro Area 376,548

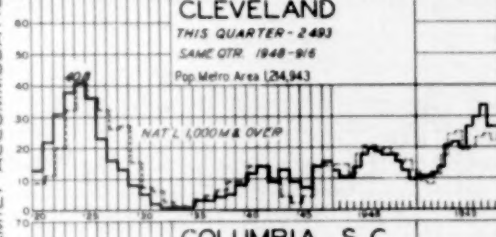


CLEVELAND

THIS QUARTER-2493

SAME QTR 1948-916

Pop Metro Area 1,249,943

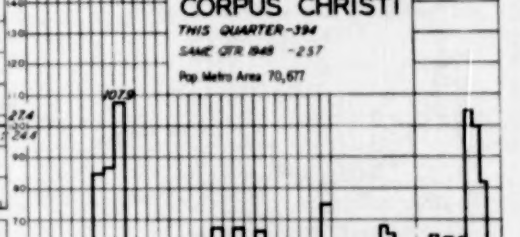


CORPUS CHRISTI

THIS QUARTER-394

SAME QTR 1948-257

Pop Metro Area 70,677

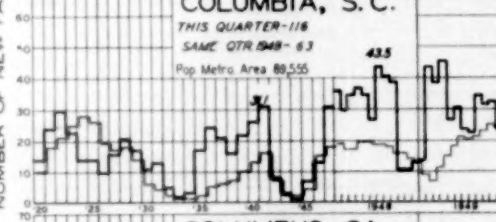


COLUMBIA, S. C.

THIS QUARTER-116

SAME QTR 1948-63

Pop Metro Area 89,555

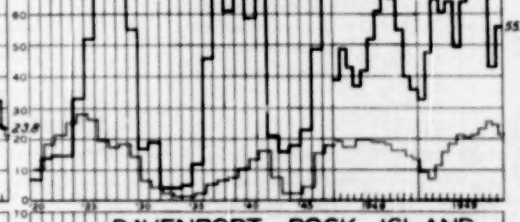


CORPUS CHRISTI

THIS QUARTER-394

SAME QTR 1948-257

Pop Metro Area 70,677

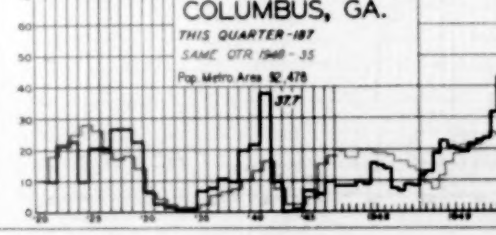


COLUMBUS, GA.

THIS QUARTER-187

SAME QTR 1948-35

Pop Metro Area 12,478

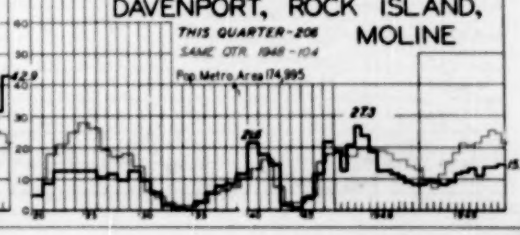


DAVENPORT, ROCK ISLAND, MOLINE

THIS QUARTER-208

SAME QTR 1948-104

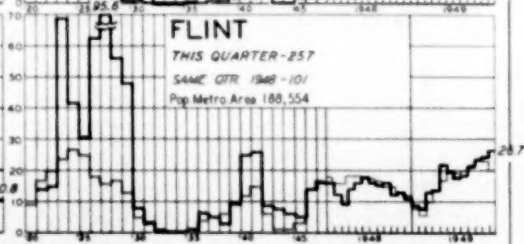
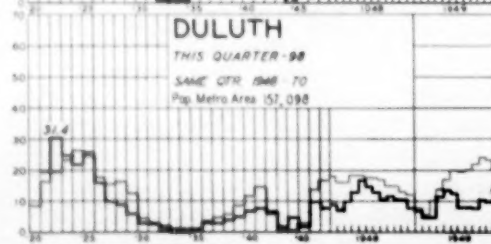
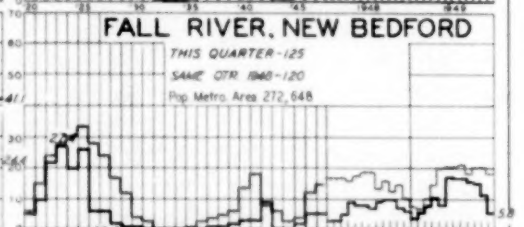
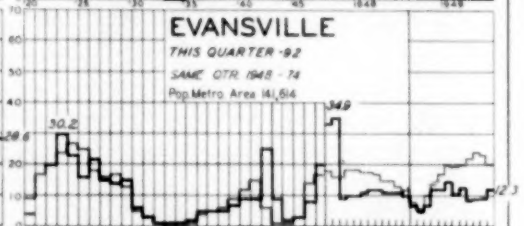
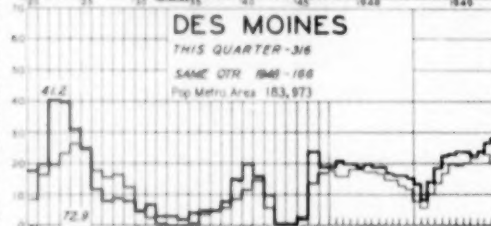
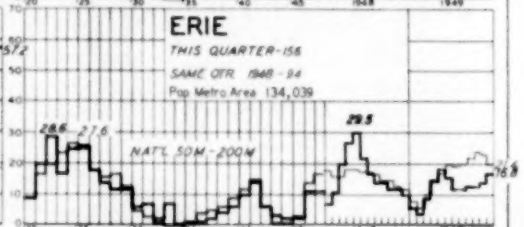
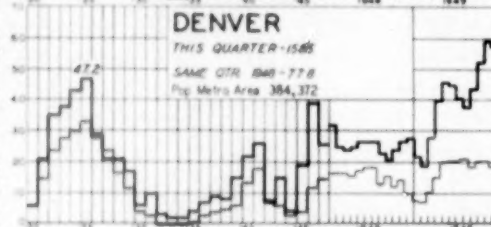
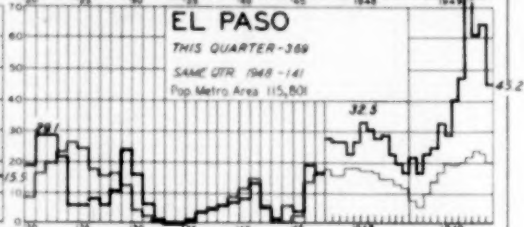
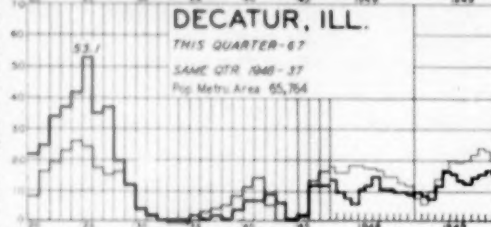
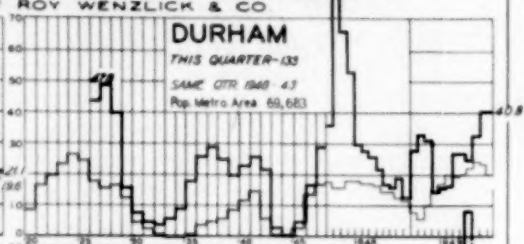
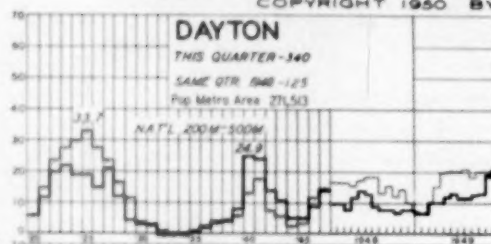
Pop Metro Area 174,995



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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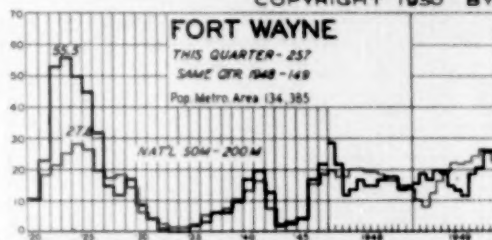
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

FORT WAYNE

THIS QUARTER - 257

SAME QTR 1948 - 149

Pop Metro Area 134,385

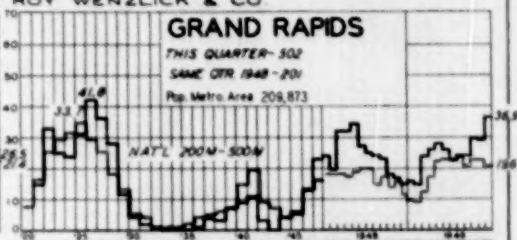


GRAND RAPIDS

THIS QUARTER - 502

SAME QTR 1948 - 201

Pop Metro Area 209,873

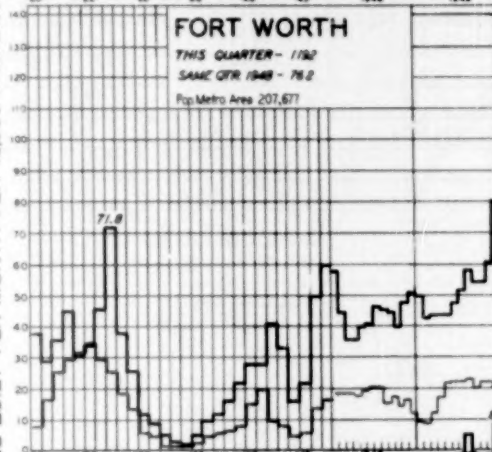


FORT WORTH

THIS QUARTER - 1762

SAME QTR 1948 - 76.2

Pop Metro Area 207,671

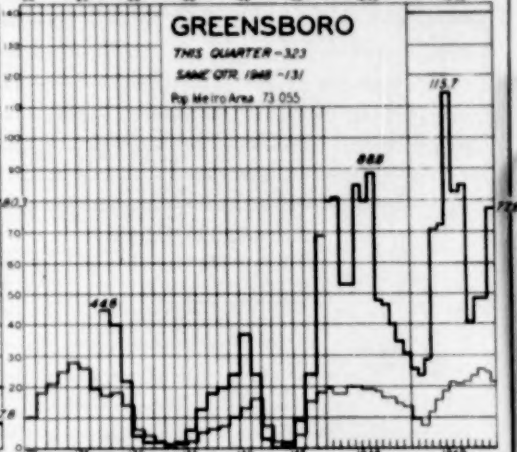


GREENSBORO

THIS QUARTER - 323

SAME QTR 1948 - 131

Pop Metro Area 73,055

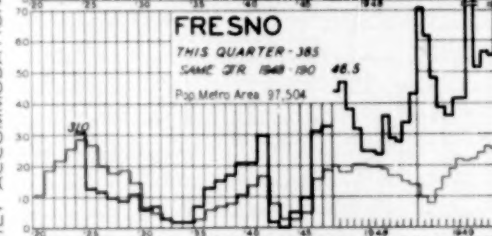


FRESNO

THIS QUARTER - 385

SAME QTR 1948 - 190

Pop Metro Area 97,504

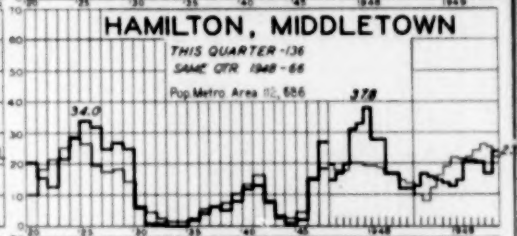


HAMILTON, MIDDLETOWN

THIS QUARTER - 136

SAME QTR 1948 - 66

Pop Metro Area 112,666

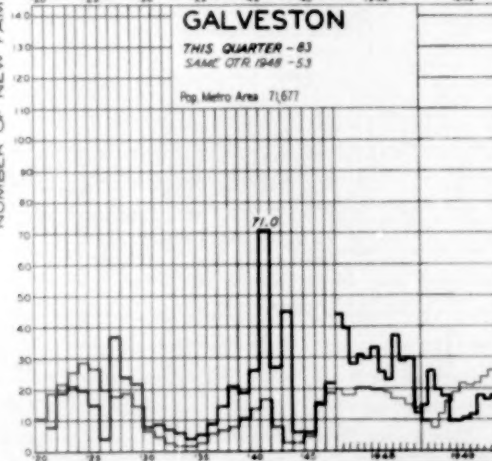


GALVESTON

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SAME QTR 1948 - 5.3

Pop Metro Area 71,677

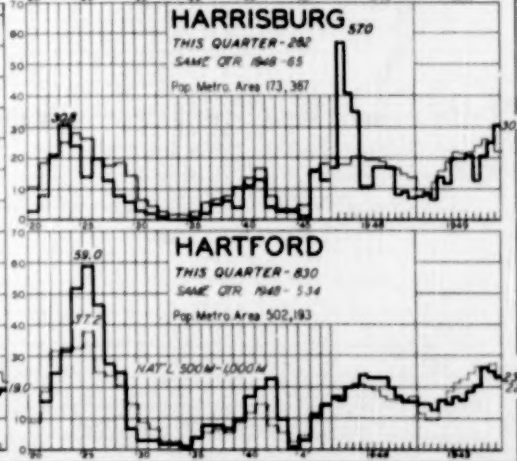


HARRISBURG

THIS QUARTER - 262

SAME QTR 1948 - 65

Pop Metro Area 173,367

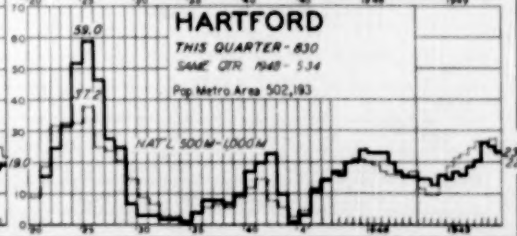


HARTFORD

THIS QUARTER - 830

SAME QTR 1948 - 5.34

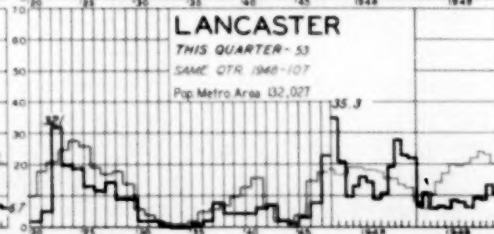
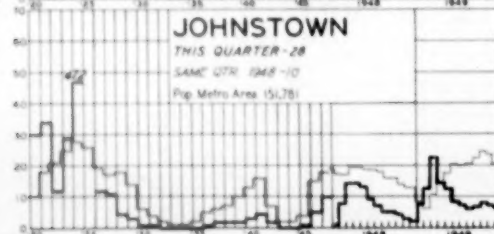
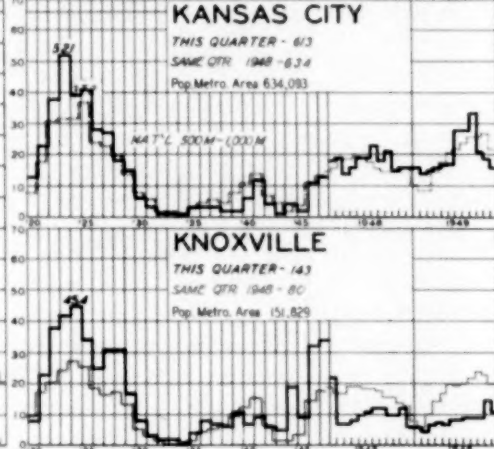
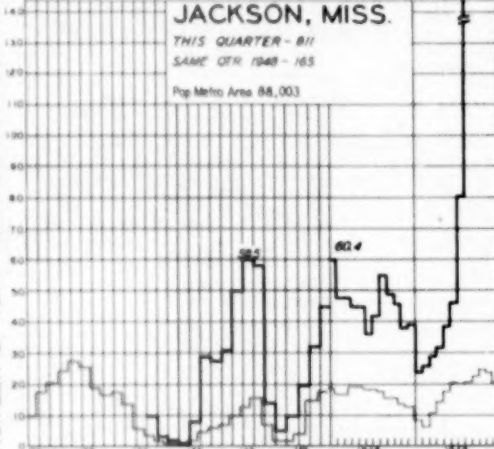
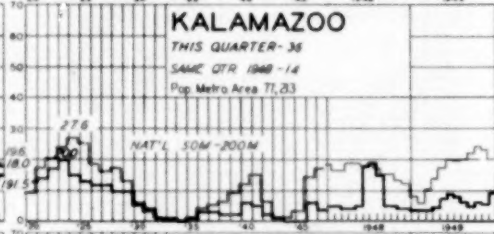
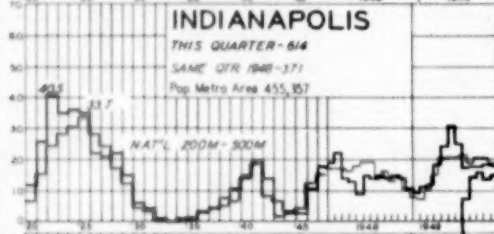
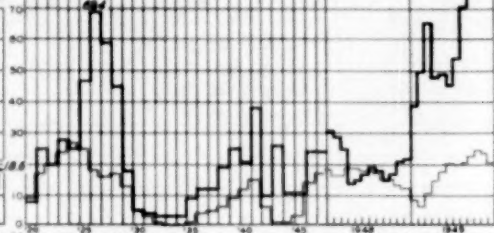
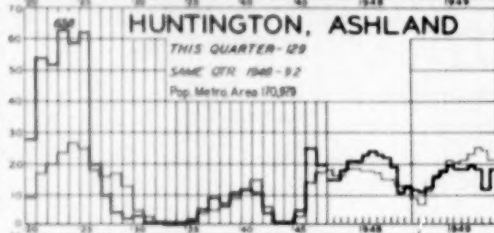
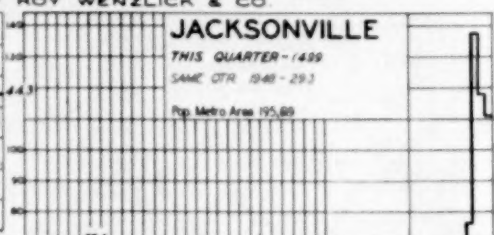
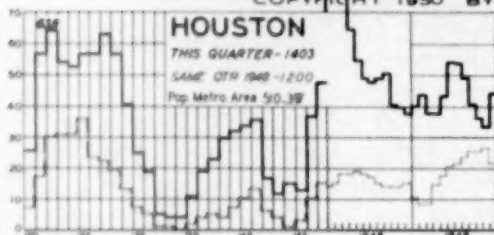
Pop Metro Area 502,193



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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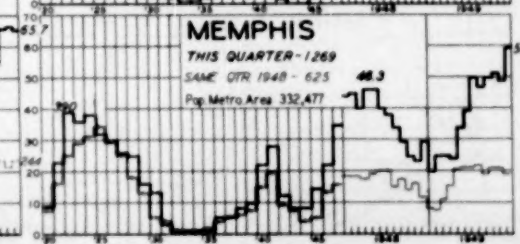
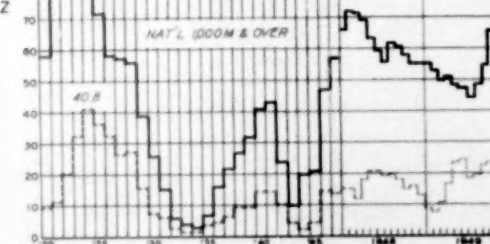
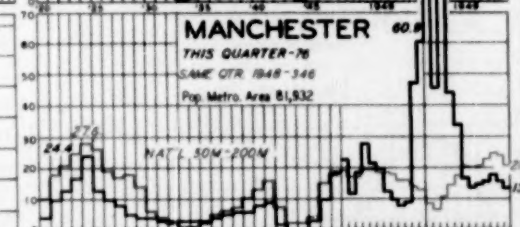
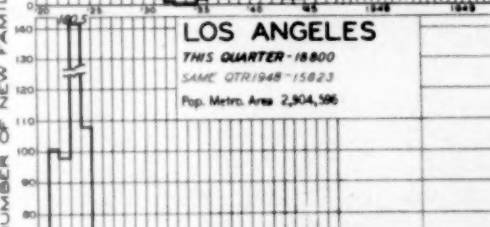
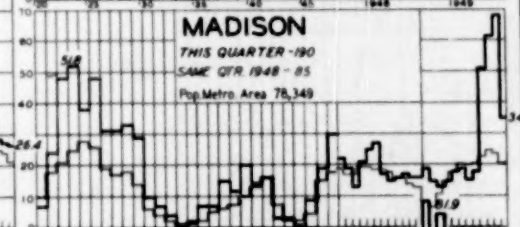
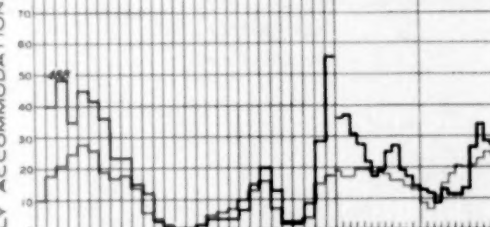
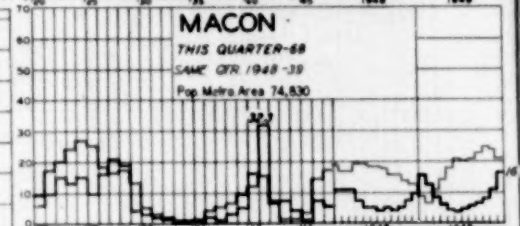
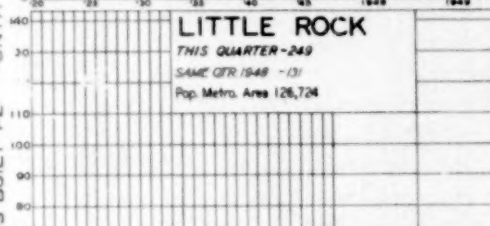
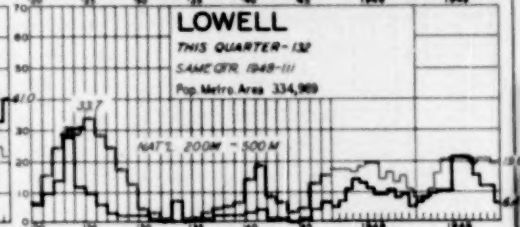
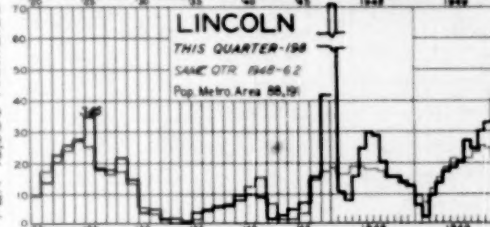
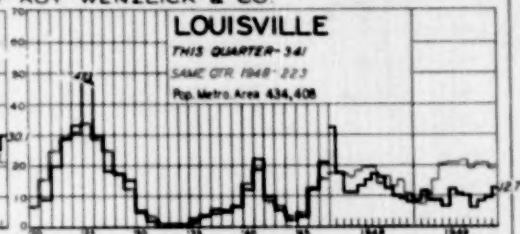
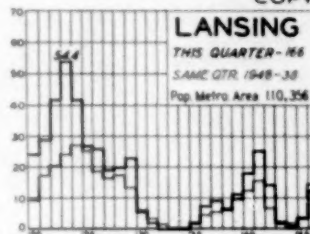
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

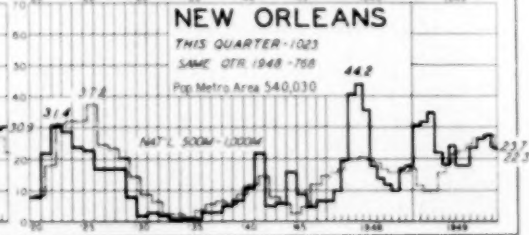
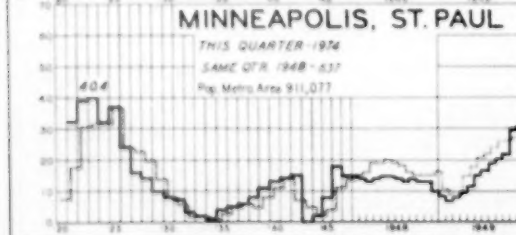
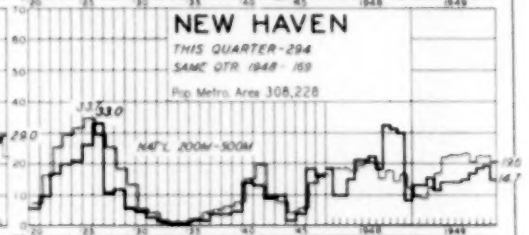
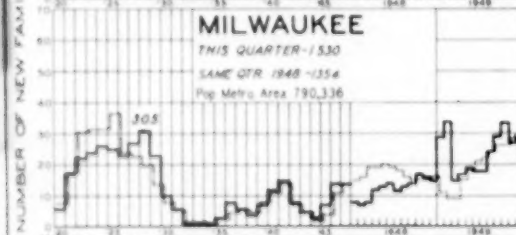
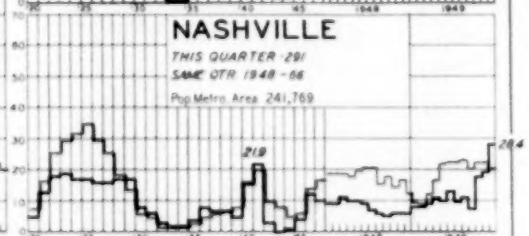
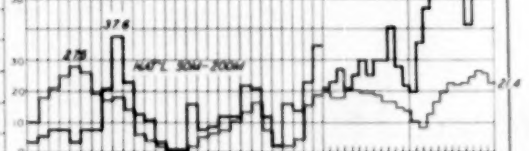
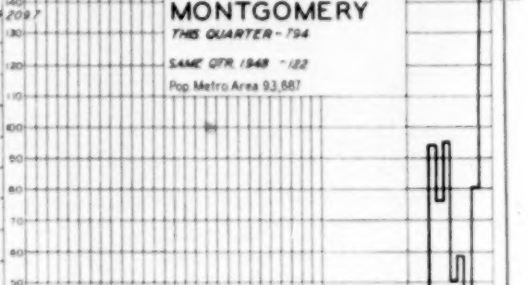
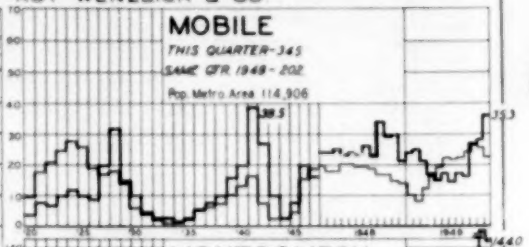
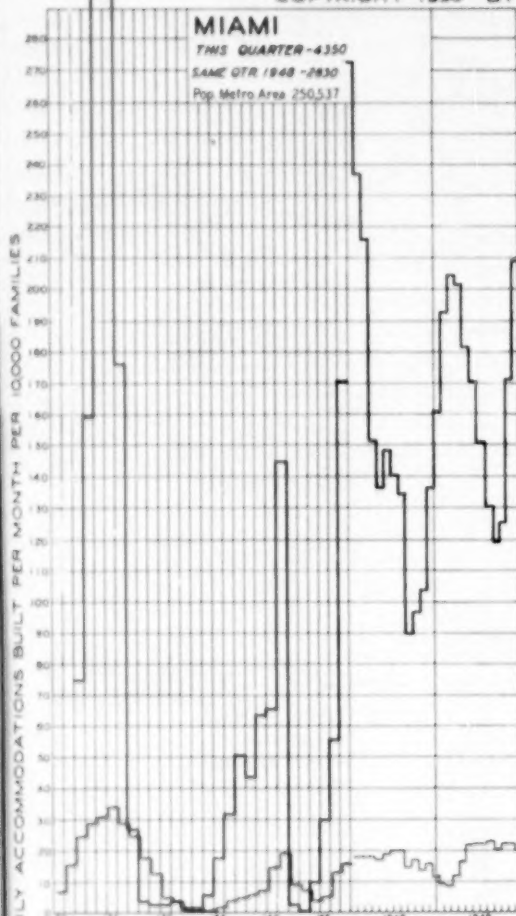
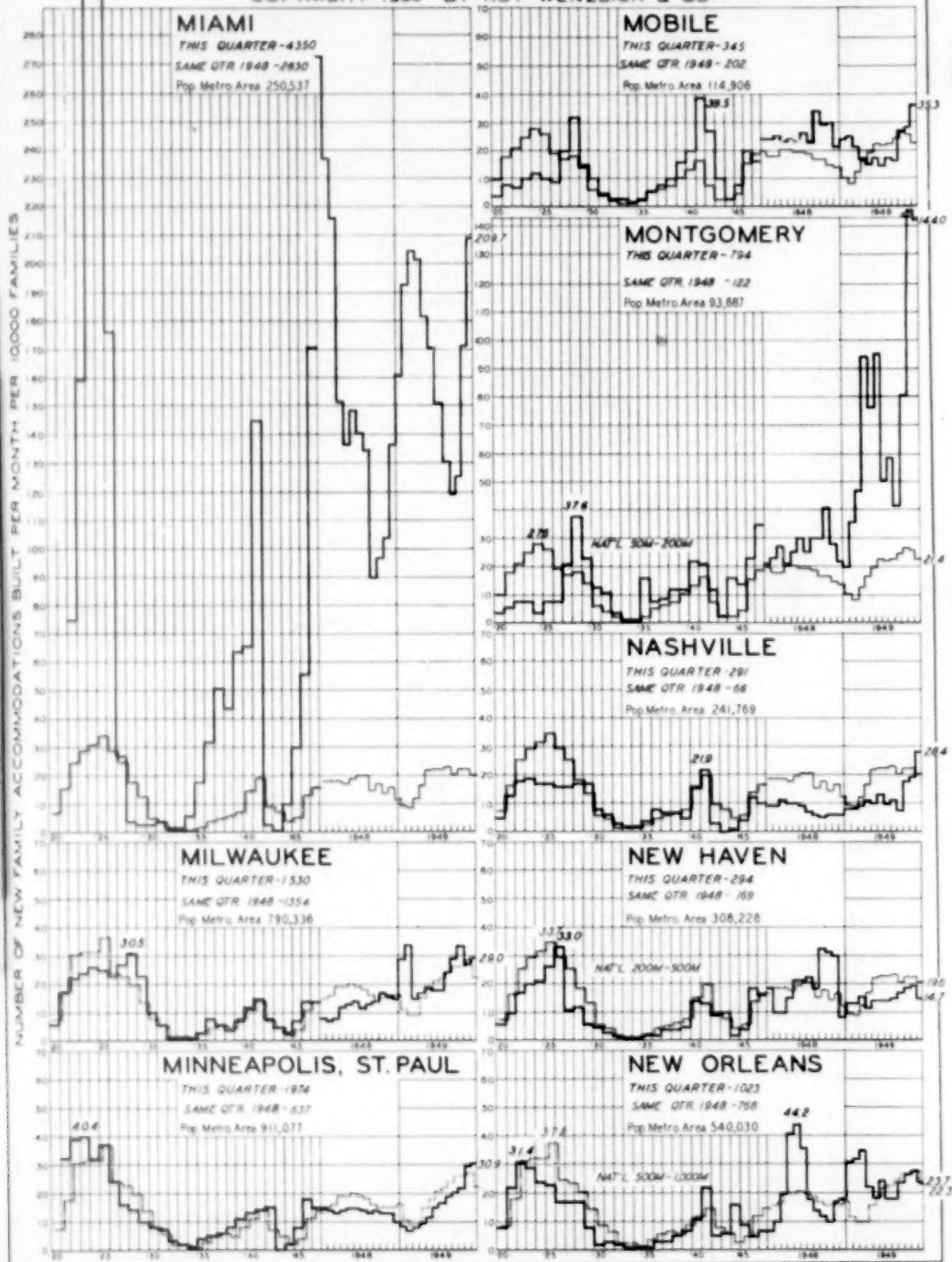
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

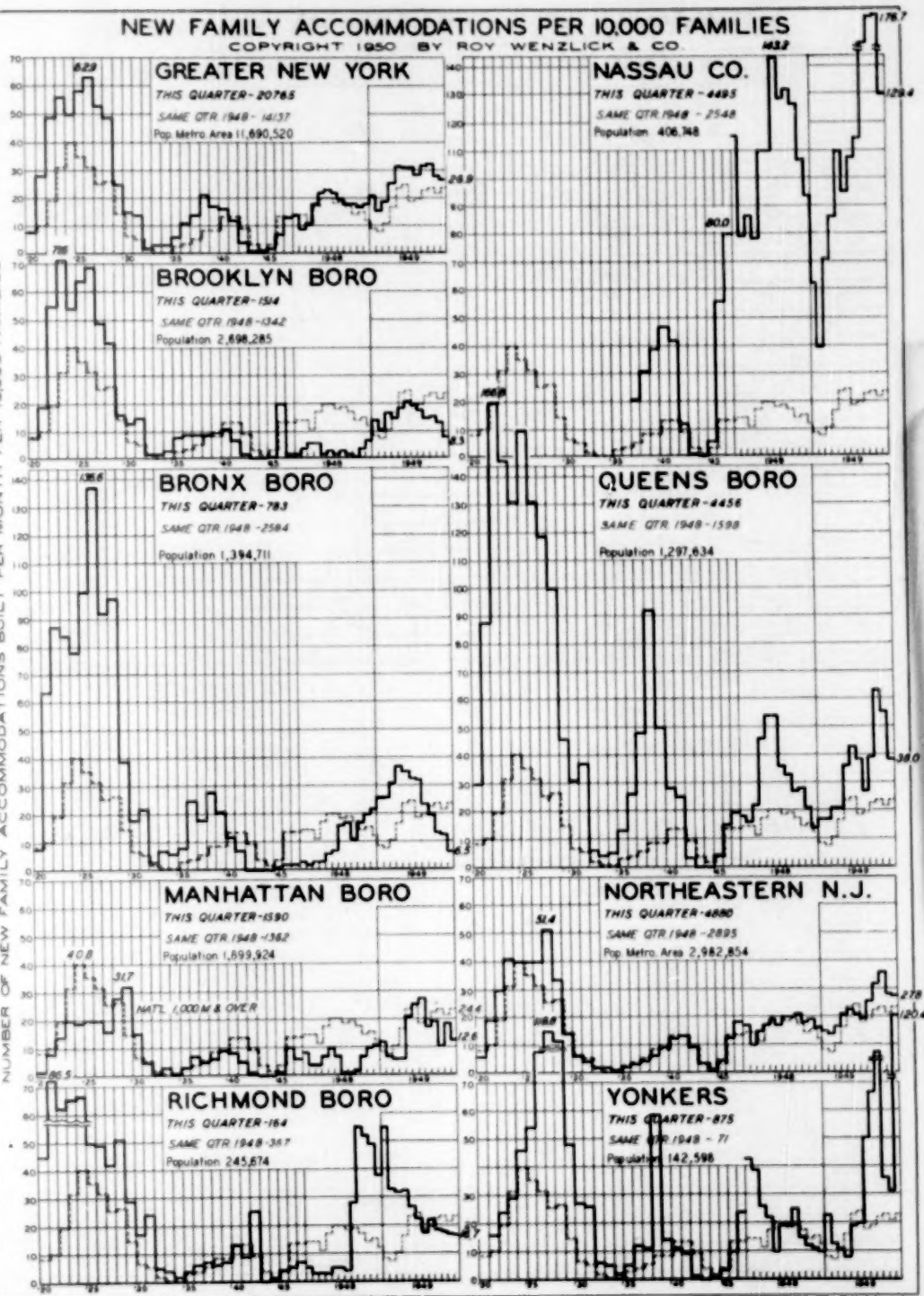
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NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



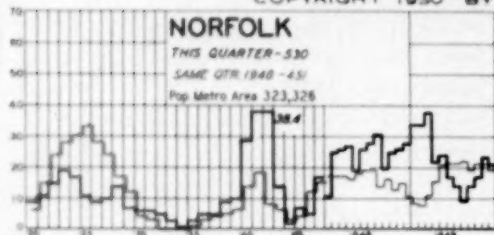
NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

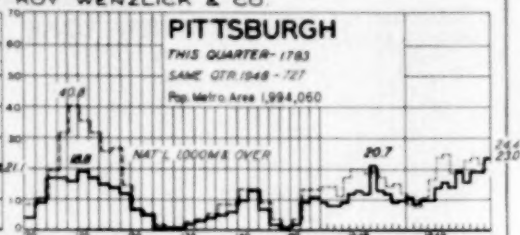
NORFOLK

THIS QUARTER - 530
SAME QTR 1948 - 451
Pop Metro Area 323,326



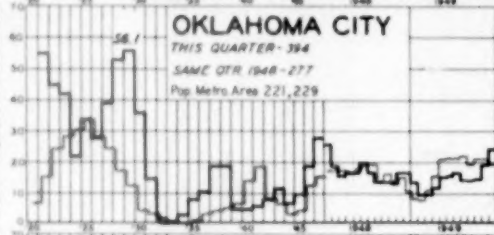
PITTSBURGH

THIS QUARTER - 1783
SAME QTR 1948 - 727
Pop Metro Area 1,994,060



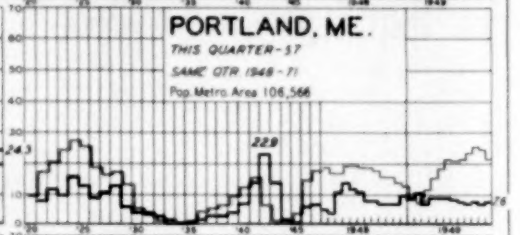
OKLAHOMA CITY

THIS QUARTER - 394
SAME QTR 1948 - 277
Pop Metro Area 221,229



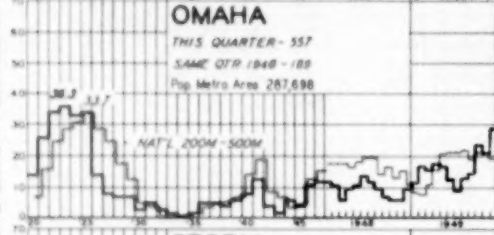
PORTLAND, ME.

THIS QUARTER - 57
SAME QTR 1948 - 71
Pop Metro Area 106,566



OMAHA

THIS QUARTER - 557
SAME QTR 1948 - 189
Pop Metro Area 287,690



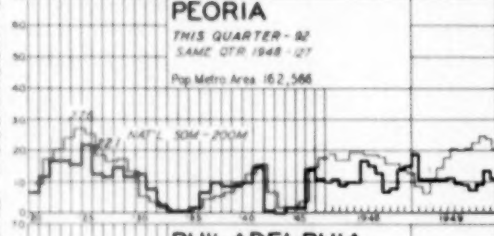
PORTLAND, OREG.

THIS QUARTER - 706
SAME QTR 1948 - 459
Pop Metro Area 406,406



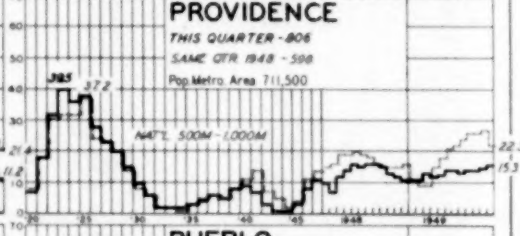
PEORIA

THIS QUARTER - 82
SAME QTR 1948 - 27
Pop Metro Area 162,566



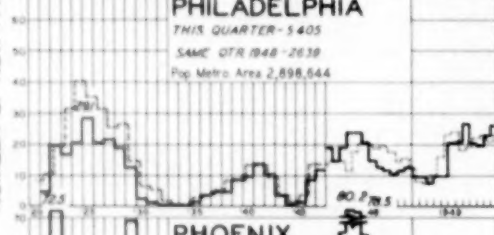
PROVIDENCE

THIS QUARTER - 806
SAME QTR 1948 - 598
Pop Metro Area 711,500



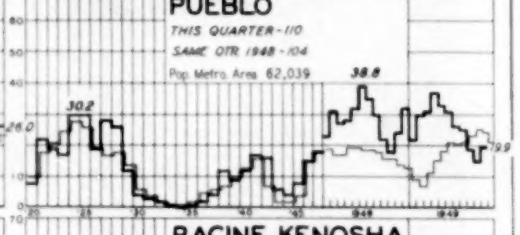
PHILADELPHIA

THIS QUARTER - 5405
SAME QTR 1948 - 2639
Pop Metro Area 2,898,644



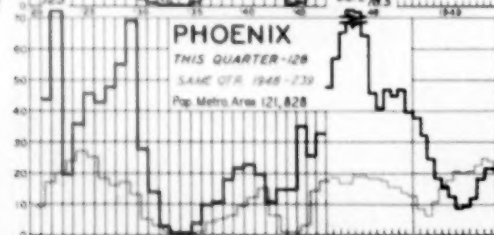
PUEBLO

THIS QUARTER - 110
SAME QTR 1948 - 104
Pop Metro Area 62,039



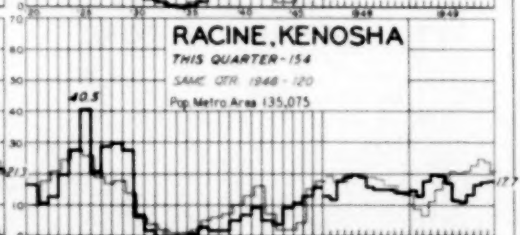
PHOENIX

THIS QUARTER - 128
SAME QTR 1948 - 239
Pop Metro Area 121,828



RACINE, KENOSHA

THIS QUARTER - 154
SAME QTR 1948 - 120
Pop Metro Area 135,075



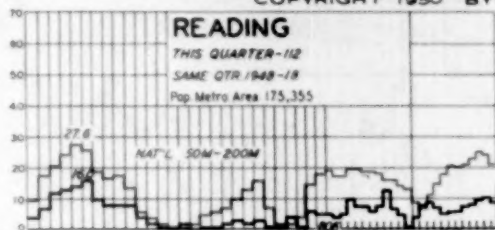
NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

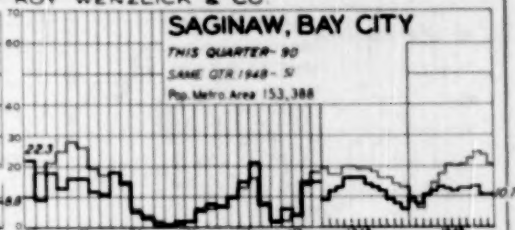
READING

THIS QUARTER - 112
SAME QTR 1948 - 118
Pop Metro Area 175,355



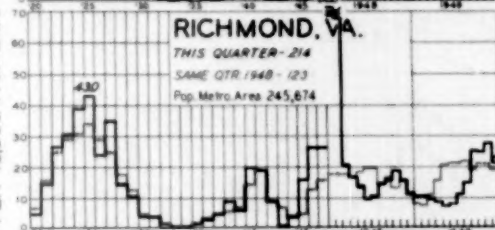
SAGINAW, BAY CITY

THIS QUARTER - 90
SAME QTR 1948 - 51
Pop Metro Area 153,388



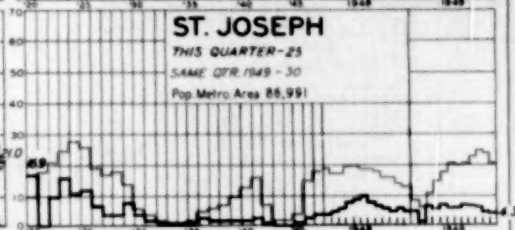
RICHMOND, VA.

THIS QUARTER - 214
SAME QTR 1948 - 123
Pop Metro Area 245,674



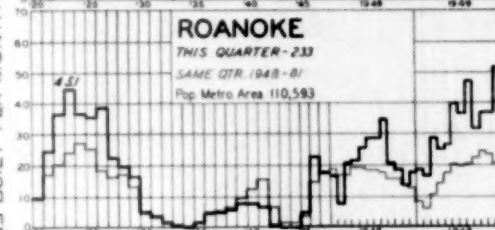
ST. JOSEPH

THIS QUARTER - 25
SAME QTR 1948 - 30
Pop Metro Area 88,991



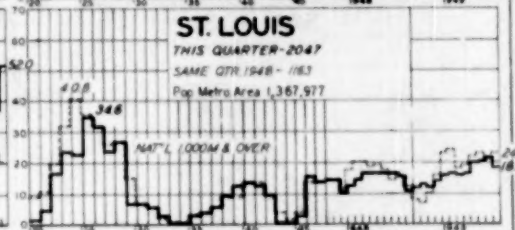
ROANOKE

THIS QUARTER - 233
SAME QTR 1948 - 81
Pop Metro Area 110,593



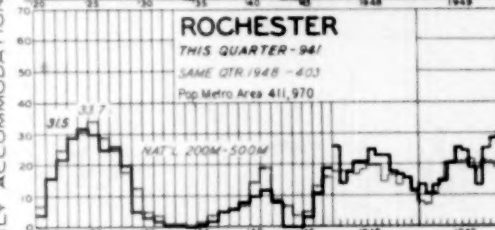
ST. LOUIS

THIS QUARTER - 2047
SAME QTR 1948 - 1163
Pop Metro Area 1,367,977



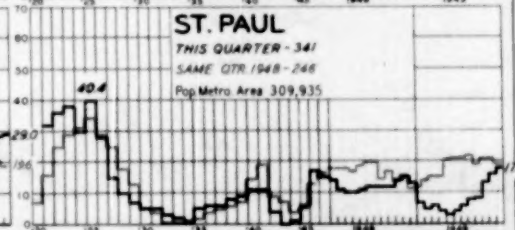
ROCHESTER

THIS QUARTER - 941
SAME QTR 1948 - 403
Pop Metro Area 411,970



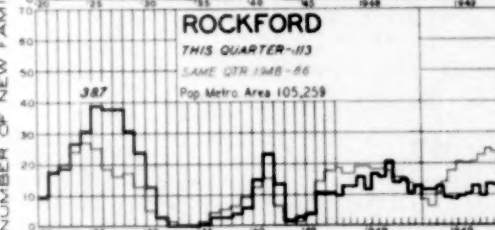
ST. PAUL

THIS QUARTER - 341
SAME QTR 1948 - 246
Pop Metro Area 309,935



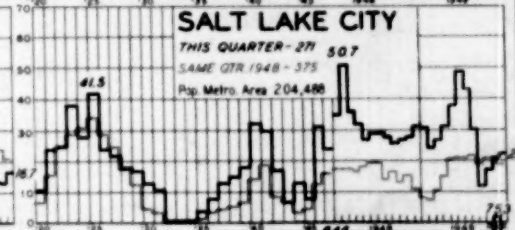
ROCKFORD

THIS QUARTER - 113
SAME QTR 1948 - 86
Pop Metro Area 105,259



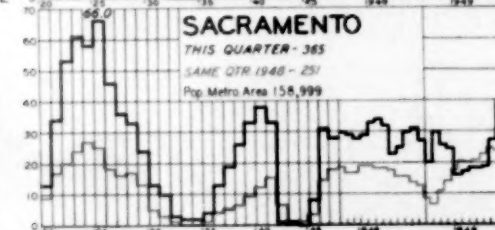
SALT LAKE CITY

THIS QUARTER - 271 507
SAME QTR 1948 - 375
Pop Metro Area 204,486



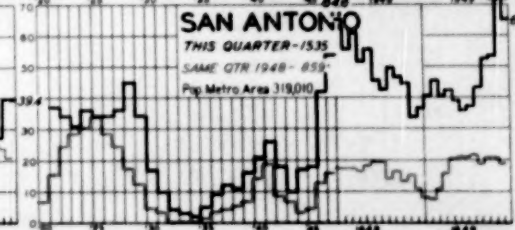
SACRAMENTO

THIS QUARTER - 385
SAME QTR 1948 - 251
Pop Metro Area 158,999



SAN ANTONIO

THIS QUARTER - 1535
SAME QTR 1948 - 859
Pop Metro Area 319,010



NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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SAN DIEGO

THIS QUARTER - 1305

SAME QTR 1948 - 1100

Pop Metro Area 256,368

SHREVEPORT

THIS QUARTER - 478

SAME QTR 1948 - 218

Pop Metro Area 112,225

SAN FRANCISCO

THIS QUARTER - 3535

SAME QTR 1948 - 3462

Pop Metro Area 1,428,525

SIOUX CITY

THIS QUARTER - 127

SAME QTR 1948 - 44

Pop Metro Area 87,791

SAN JOSE

THIS QUARTER - 451

SAME QTR 1948 - 289

Pop Metro Area 179,387

SOUTH BEND

THIS QUARTER - 342

SAME QTR 1948 - 150

Pop Metro Area 147,022

SAVANNAH

THIS QUARTER - 93

SAME QTR 1948 - 100

Pop Metro Area 117,970

SPOKANE

THIS QUARTER - 518

SAME QTR 1948 - 268

Pop Metro Area 141,370

SCRANTON

THIS QUARTER - 65

SAME QTR 1948 - 44

Pop Metro Area 629,581

SPRINGFIELD, ILL.

THIS QUARTER - 94

SAME QTR 1948 - 63

Pop Metro Area 89,484

SEATTLE

THIS QUARTER - 443

SAME QTR 1948 - 401

Pop Metro Area 452,639

SPRINGFIELD, MASS.

THIS QUARTER - 587

SAME QTR 1948 - 317

Pop Metro Area 394,623

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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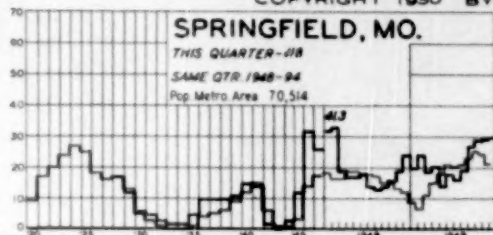
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

SPRINGFIELD, MO.

THIS QUARTER - 018

SAME QTR 1948 - 94

Pop Metro Area 70,514

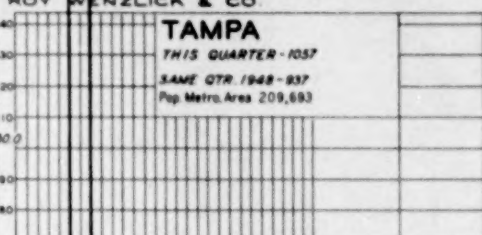


TAMPA

THIS QUARTER - 1037

SAME QTR 1948 - 937

Pop Metro Area 209,693

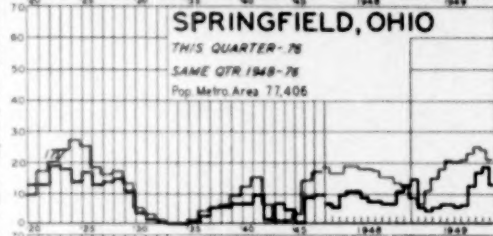


SPRINGFIELD, OHIO

THIS QUARTER - 76

SAME QTR 1948 - 76

Pop Metro Area 77,406

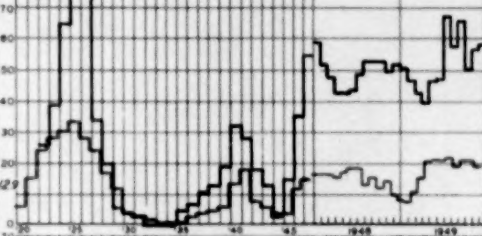


TOLEDO

THIS QUARTER - 331

SAME QTR 1948 - 113

Pop Metro Area 341,663

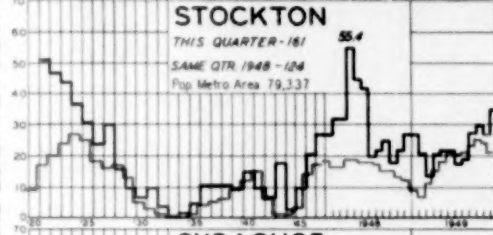


STOCKTON

THIS QUARTER - 161

SAME QTR 1948 - 124

Pop Metro Area 79,337

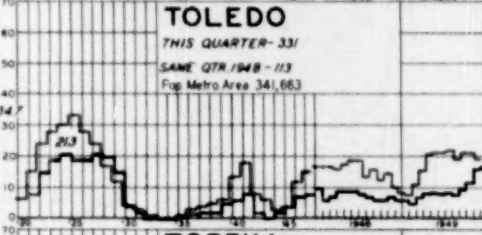


TOLEDO

THIS QUARTER - 331

SAME QTR 1948 - 113

Pop Metro Area 341,663

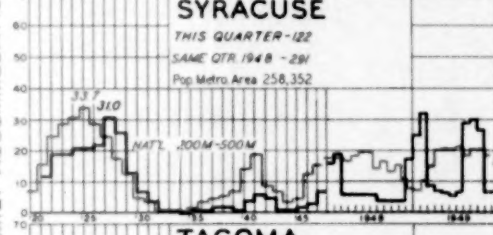


SYRACUSE

THIS QUARTER - 122

SAME QTR 1948 - 291

Pop Metro Area 258,352

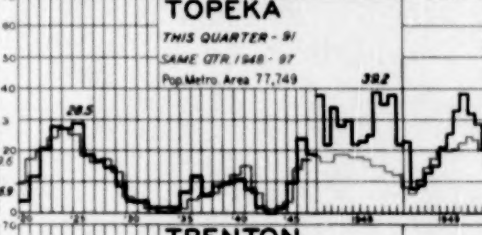


TOPEKA

THIS QUARTER - 91

SAME QTR 1948 - 97

Pop Metro Area 77,749

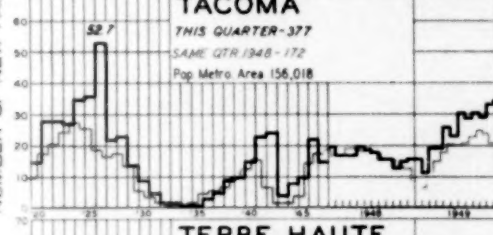


TACOMA

THIS QUARTER - 377

SAME QTR 1948 - 172

Pop Metro Area 156,018

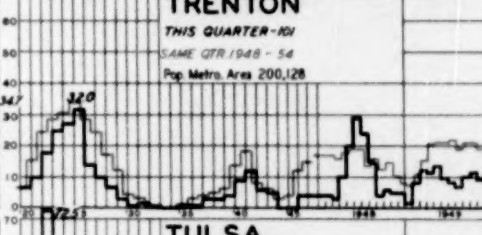


TRENTON

THIS QUARTER - 101

SAME QTR 1948 - 54

Pop Metro Area 200,128

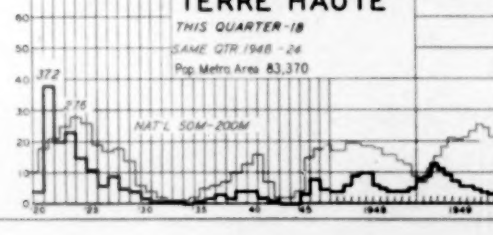


TERRE HAUTE

THIS QUARTER - 18

SAME QTR 1948 - 24

Pop Metro Area 83,370

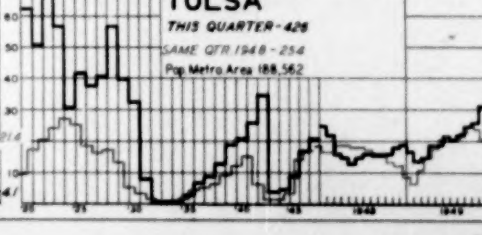


TULSA

THIS QUARTER - 426

SAME QTR 1948 - 254

Pop Metro Area 188,562



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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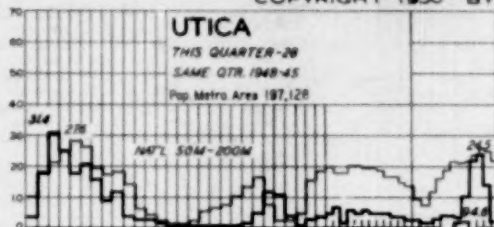
NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

UTICA

THIS QUARTER - 28

SAME QTR 1948 - 45

Pop Metro Area 197,126

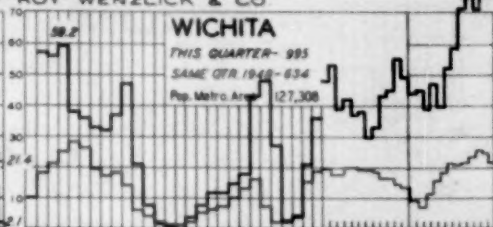


WICHITA

THIS QUARTER - 995

SAME QTR 1948 - 634

Pop Metro Area 127,308

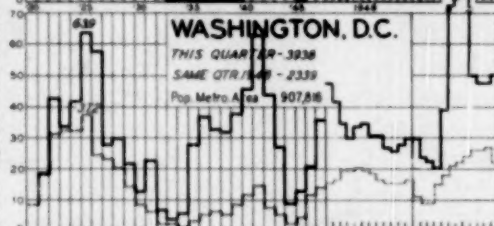


WASHINGTON, D.C.

THIS QUARTER - 3938

SAME QTR 1948 - 2339

Pop Metro Area 907,816

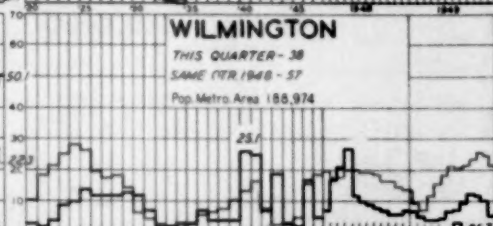


WILMINGTON

THIS QUARTER - 38

SAME QTR 1948 - 57

Pop Metro Area 189,974

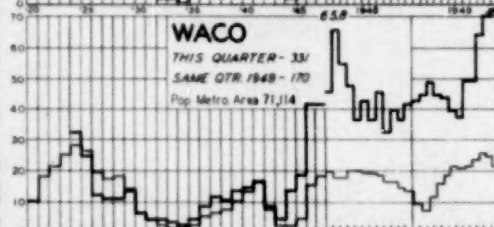


WACO

THIS QUARTER - 331

SAME QTR 1948 - 170

Pop Metro Area 71,114

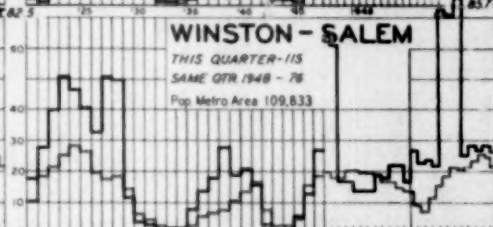


WINSTON - SALEM

THIS QUARTER - 115

SAME QTR 1948 - 76

Pop Metro Area 109,833

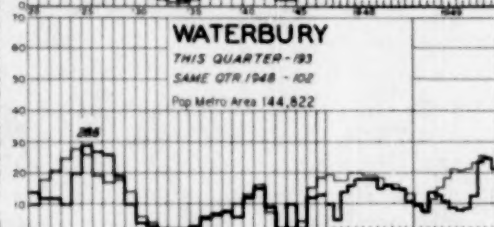


WATERBURY

THIS QUARTER - 193

SAME QTR 1948 - 102

Pop Metro Area 144,822

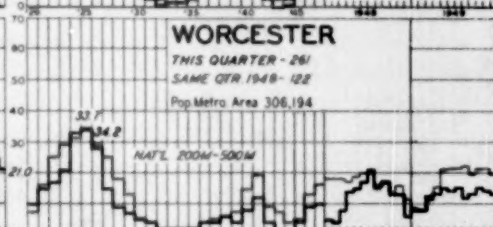


WORCESTER

THIS QUARTER - 261

SAME QTR 1948 - 122

Pop Metro Area 306,194

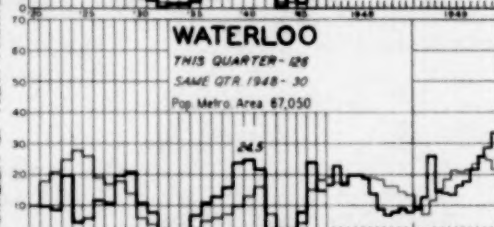


WATERLOO

THIS QUARTER - 626

SAME QTR 1948 - 30

Pop Metro Area 67,050

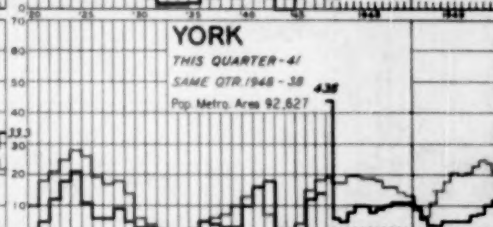


YORK

THIS QUARTER - 41

SAME QTR 1948 - 38

Pop Metro Area 92,827

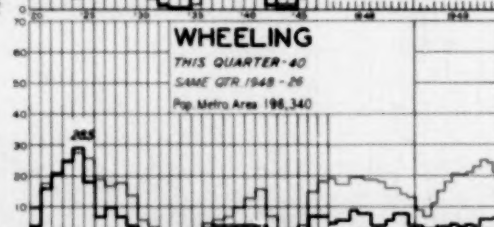


WHEELING

THIS QUARTER - 40

SAME QTR 1948 - 26

Pop Metro Area 198,340



YOUNGSTOWN

THIS QUARTER - 270

SAME QTR 1948 - 116

Pop Metro Area 142,596

